



**MINUTES OF THE CITY COUNCIL MEETING
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, March 1, 2005, 8:00 p.m.**

MEETING

The Meeting of the City Council was called to order by Mayor Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Mayor Cooper.

ROLL CALL

Present: COUNCIL MEMBERS Jimenez, Quirk, Halliday, Ward, Dowling, Henson
MAYOR Cooper
Absent: COUNCIL MEMBERS None

PRESENTATION: Business Recognition Award

The March 2005 Business Recognition Award was presented to Home Depot. Home Depot opened its Hayward store on Hesperian Boulevard in November of 2001. Since opening, they have grown from 130 employees to their current level of 200 employees.

Founded in 1978 in Atlanta, Georgia, the Home Depot is the world's largest home improvement retailer operating more than 1,800 stores (Home Depot, EXPO, and other subsidiary companies) across North America. Home Depot is the fastest growing retailer in history; the first to reach \$30 billion, then \$40 billion and now \$50 billion in sales. The Hayward store has reached their initial sales goal of \$50 million and is striving to reach \$60 million in 2005. Over 30% of their revenue is generated from their building supplies and contractor business. Among the services offered at Home Depot are: Free How-To-Clinics, Kids How-To Workshops, and free in-store Design Services consultation.

The Business Recognition Award was presented to Home Depot for their contribution to the economic well being of the community, providing jobs to local residents, and providing affordable building products and services to Hayward residents and businesses. Stacey Green, Human Resources Manager, accepted the award and thanked Council for such an honor.

PUBLIC COMMENTS

Mayor Cooper spoke enthusiastically on the Honor Band Concert that was held at Chabot College this past Sunday afternoon. She commended the 165 young people and their teachers who participated on Sunday noting that it was an extraordinary performance. She anticipated this will occur annually.

Adrian Escoto spoke on issues against his former employer.

Council Member Quirk thanked the Council for supporting the Honor Band Concert and noted that his son was a participant.

CONSENT

DRAFT

1. Approval of the Minutes of the City Council Meeting of February 22, 2005.

It was moved by Council Member Henson, seconded by Council Member Dowling, and carried unanimously, to approve the minutes of the City Council Meeting of February 22, 2005.

2. Summary Vacation of a Portion of Meekland Avenue and a Portion of B Street

Staff report submitted by Deputy Director of Public Works, dated March 1, 2005, was filed.

It was moved by Council Member Henson, seconded by Council Member Dowling, and carried unanimously, to adopt the following:

Resolution 05-012, "Resolution Summarily Vacating a Portion of Meekland Avenue and a Portion of "B" Street"

3. Resignation of Commissioner Kevin Cheuk-Hei Ko from the Youth Commission

Staff report submitted by City Clerk Reyes, dated March 1, 2005, was filed.

It was moved by Council Member Henson, seconded by Council Member Dowling, and carried unanimously, to adopt the following:

Resolution 05-013, "Resolution Accepting Written Resignation of Kevin Cheuk-Hei Ko from the Youth Commission"

LEGISLATIVE BUSINESS

4. Consideration of the Route 238 Corridor Improvement Project

Staff report submitted by City Manager Armas, dated March 1, 2005, was filed.

City Manager Armas presented the report depicting the mini-loop concept as well as the Foothill, Mission Boulevard, Jackson Grade Separation. He reported that property would need to be acquired on the southern part of D Street between Foothill Boulevard and Main Street, but the number of proposed takings was reduced from 67 to 21. He showed a forecast of traffic conditions at 2025 that could reach a level of service of "F" at current conditions. He asked for approval of the recommendation to authorize staff to submit to ACTA or ACTIA before the deadline at the end of this month in order to preserve the use of Measure B funds approved by the voters. The environmental documents would be prepared within the next 18 months.

City Manager Armas added that when this project was considered last November, the Council made a decision, but did not specifically act on two additional recommendations. There is a request that



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ACTA and/or ACTIA be contacted to identify funding for the analysis of a rapid-bus type of service from BART to CSUEB that will confirm demand and availability of funding sources for capital acquisition as well as ongoing operation and maintenance expenses. The other recommendation is that staff work in conjunction with Alameda County and the Alameda County Transportation Authority (ACTA) to pursue appropriate steps to ensure that the \$16.8 million presently programmed in the State Transportation Improvement Program for the I-580/Route 238 Bypass interchange be reserved to fund the extension of the Stobridge Avenue off-ramp to Castro Valley Boulevard. And, that any portion of the \$16.8 million not needed for the off-ramp extension be reserved to fund the improvements being studied for the I-580/Redwood Road interchange in Castro Valley.

Council Member Quirk discussed the need to educate residents in the downtown to walk in the downtown. He suggested improvements to the lighting in the library plaza and perhaps improve the crosswalk from C Street to make walking more inviting. He asked about the eastbound traffic on Jackson and whether there could be more grade separation. He expressed concern for the downtown merchants, in particular those who have invested their life savings, and the impact of this mini-loop concept on their economic viability. He would like to have seen how travel times would be affected and hoped his concerns would be addressed in the environmental documents.

City Manager Armas responded that the concern for improved lighting in the downtown as well as along Mission Boulevard can be addressed as a separate project. As for determining the economic impacts on the downtown merchants, he responded that there are too many variables to determine that, but the City is proposing widening the sidewalks, making the corridor more attractive by bring other businesses into the downtown and pedestrian oriented.

Council Member Henson asked about the Cobblers' business access and was informed of the various accesses. His main concern was providing easy access to downtown businesses and whether traffic would shift to the internal streets as Maple. He felt that a signalization would impact in a positive manner. City Manager Armas responded to his question regarding the movement from the I-580 freeway via Mattox Road. He noted the beneficial effect of a streamlined signalization along this corridor.

Council Member Dowling asked about the signal light left turn at Jefferson on Mission. He asked if the two projects at the intersections could be separated out. It was reported that separating them out could impact the environmental documents.

Further Council discussion occurred. Council Member Ward stated his concerns regarding property takings and in making the downtown inviting with a more attractive gateway. He also asked for further information on what type of circulation improvements proposed for the various parking lots. City Manager Armas depicted the properties that are proposed to be taken on the south side of D Street, the improved parking lots and the circulation that will occur between the lots. In response to a concern expressed by Council Member Jimenez, City Manager Armas stated that there would no change to the northbound traffic to access St. Regis Retirement Center, but the southbound traffic

would need to make additional turns. There was Council discussion regarding future left turn lanes from Foothill Boulevard and that this could be done outside of the proposed project.

Mayor Cooper opened the public hearing at 9:07 p.m.

Scott Raty, representing the Hayward Chamber of Commerce, offered qualified support. He commented that the Chamber's concerns have been on the viability of retail and the revitalization of the downtown. He appreciated the staff for responding to the need to create inviting gateways and looked forward to expanded sidewalks, enhanced landscaping, as well as other amenities to enhance the pedestrian orientation. There are still some additional concerns, but he anticipates some technical resolutions, in particular, the three-across movement from westbound A Street to southbound Mission. The reduced grade separation is appreciated. There are still concerns on how the City will manage construction and mitigate economic hardships on businesses caused by the construction. He anticipated that the EIR would address that issue. He also hoped that the EIR would consider the impacts of the elimination of on-street parking that enhances auto row businesses. The Hayward Chamber supports the spot improvements at Harder and access to Cal State. He asked the City to include in its outstanding matters list that the City would go to ACTA and/or the County to pursue solutions to the present and projected bottlenecks on the north and south 880 between Marina Boulevard and I-92 as well as on the I-238 connector. Noting the potential for local traffic enhancements and solutions through this project, he stated that the burden that Hayward pays for the through traffic still needs to be addressed and is an overriding concern. He urged consideration of SB 509 in Hayward's future. He appreciated the efforts thus far towards the traffic solutions.

There was discussion on the Chamber of Commerce's concern related to the A Street traffic heading westbound to southbound Mission, with City Manager Armas noting that it will be analyzed when detailed engineering plans are available.

Charlie Cameron spoke in favor of the project and submitted a statement of his concerns.

Audrey LePell, representing CATS, thanked the Council for its support and noted that the alternative mini-loop concept is half of what CATS had originally submitted.

Gene Rapp, owner of the St. Regis Retirement Center, spoke against eliminating the southbound access to his complex from Jackson and urged some corrective access or appropriate signage.

There was further discussion on whether specific signage could accommodate businesses in that area.

Rudy Grasseschi, owner of Cobblers, spoke against one-way streets. He commented on the impacts to small businesses. He agreed with the spot improvements.

Linda Bennett stated that she was representing the Friends of the San Lorenzo Creek, as well as representing herself as a business owner on B Street. She reported problem intersections, such as A Street and 3rd, where there have been repeated accidents. She spoke positively on the grade separation. Lastly, she spoke against the elimination of parking including the disability parking and the need for improved lighting in the library plaza, which is a safety issue for the patrons, staff and children. She asked that there be a review of traffic conditions in area of C Street and the post office between Watkins and Mission Boulevard.



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Frank Goulart thanked the Council for this concept, but spoke against taking the buildings on D Street. He expressed concern against the one way traffic on A Street that would impact his neighborhood and suggested speed humps to address that. He also commented for the need to improve the I 238 corridors.

Reggie Tomlin stated that he owns a business on Foothill Boulevard and expressed concern for the lack of parking. He suggested that Council re-consider the parking situation on Foothill.

City Manager Armas reported that staff is looking into providing an unloading zone to address his concern.

Sherman Lewis, representing the Hayward Area Planning Association (HAPA), spoke in support of working with the county to improve the I-580 interchange and the Strobbridge/Redwood ramp. He provided information on the rapid-bus recommendation and noted that there is a pending meeting with AC Transit Planning to look at this idea. He stipulated that HAPA does not have a position on the mini-loop. He felt that there would be less congestion at intersections and less air pollution. He noted the loss of convenient parking on D Street. The single largest negative is the east bound on A Street. On the positive side, he agreed with the Jackson to Foothill underpass and the improvements to the intersections on Mission Boulevard. He suggested that perhaps some criteria be developed for the mini-loop for a trial period. If it is unsuccessful, it could revert to a two-way at minimum expense. He was disappointed for the lack of adequate public involvement, but commended the City for providing the information. In response to a question from Council Member Henson, he commented that the current transportation service to Cal State is poor as it is too infrequent and submitted information on the rapid bus.

Mayor Cooper closed the public hearing at 9:44 p.m.

Council Member Dowling stated that he was against the original proposal for the Foothill Freeway. This is the first plan he has seen that has some positive aspects for better access on the downtown, as the left turns off Foothill, and the improved pedestrian orientation to accommodate access to the proposed cinema. He agreed with returning parking to the east side of Foothill, which the original staff plan had eliminated. It does preserve some access to E Street. He appreciated the concerns of St. Regis owner regarding access as he previously lived on that street. He commented that the property takings have been reduced from 67 down to 21. There will be improvements at the D Street intersection as well as other intersection service levels. He stated that there will be less construction impact with this plan. He asked that staff keep in mind the library parking situation as well as the lighting situation at the library square. He commented that staff might consider the parking arrangements in the parking garage. Lastly, he urged staff, Council's representative on ACTA or ACTIA as well as its staff, to continue to monitor transportation funding to keep regional traffic out of the downtown.

Council Member Dowling moved the staff recommendation, seconded by Council Member Halliday, to approve the submittal of the 238 Corridor project to ACTA as a substitute project to the 238 Bypass and the Measure B Expenditure Plan. In addition, the motion included working with ACTA and ACTIA to seek previously programmed state funds for use in conjunction with the Strobbridge Extension and I 580 Redwood Road Interchange in Castro Valley. The final part of his motion was to authorize staff to work with ACTA and ACTIA to identify possible funding to analyze the feasibility of a rapid-bus type service from BART to Cal State.

Council Member Quirk echoed the maker of the motion, and thanked those historic key participants who have been involved with this project throughout the years. He encouraged all the small business owners in the downtown to speak with staff on their concerns. He was agreeable with the project and expressed his concerns environmentally.

Council Member Henson also expressed his concerns on the impacts on the downtown business owners, but was willing to go forward with this project. He expressed concerns for resolving the impacts to residents as expressed by Mr. Goulart. He reiterated the need to utilize signalization.

Council Member Halliday commented that the transition by motorists will be difficult, but the future of the downtown is not to make it easier for traversing through the downtown. She felt that the people should be able to walk and enjoy the downtown and this project will address this. She appreciated all who spoke.

Mayor Cooper declared that this is a historic moment in making a decision on a project that has taken over forty years of work. This is a good decision which will improve Hayward, which has changed in the last ten years. This project will provide wonderful opportunities for a variety of improvements and changes in the downtown.

It was moved by Council Member Dowling, seconded by Council Member Halliday, and carried by the following roll call vote to adopt:

AYES:	COUNCIL MEMBERS: Quirk, Halliday, Ward, Dowling, Henson
	MAYOR Cooper
NOES:	COUNCIL MEMBER: Jimenez
ABSENT:	None
ABSTAINED:	None

Resolution 05-014, "Resolution Authorizing the City of Hayward's Submittal to the Alameda County Transportation Authority of a Proposed Replacement Project for the Hayward Bypass in the 1986 Measure B Expenditure Plan"

COUNCIL REPORTS

There were no Council reports.



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ADJOURNMENT

Mayor Cooper adjourned the meeting at 9:57 p.m.

APPROVED:

Roberta Cooper, Mayor, City of Hayward

ATTEST:

Angelina Reyes, City Clerk, City of Hayward